

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, JANUARY 12, 2015, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change,** to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district (*continued from January 5, 2015*).
2. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans,** Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district (*continued from January 5, 2015*).
3. **Application 214-35 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Final Site & Architectural Plans** requesting approval to construct Phase II of onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a 5-story mixed use building with 23,000 s.f. of ground floor commercial space along with site improvements, 47 BMR units, 179 parking spaces, landscaping and amenities on 1.89 acres in an R-MF district.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: January 5, 2015

PENDING APPLICATIONS:

1. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St
2. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
3. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans

4. Application 214-35 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD
(d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Final
Site & Architectural Plans

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Agenda 1/12/15